



FLORIDA

Auction

U.S. Government Property



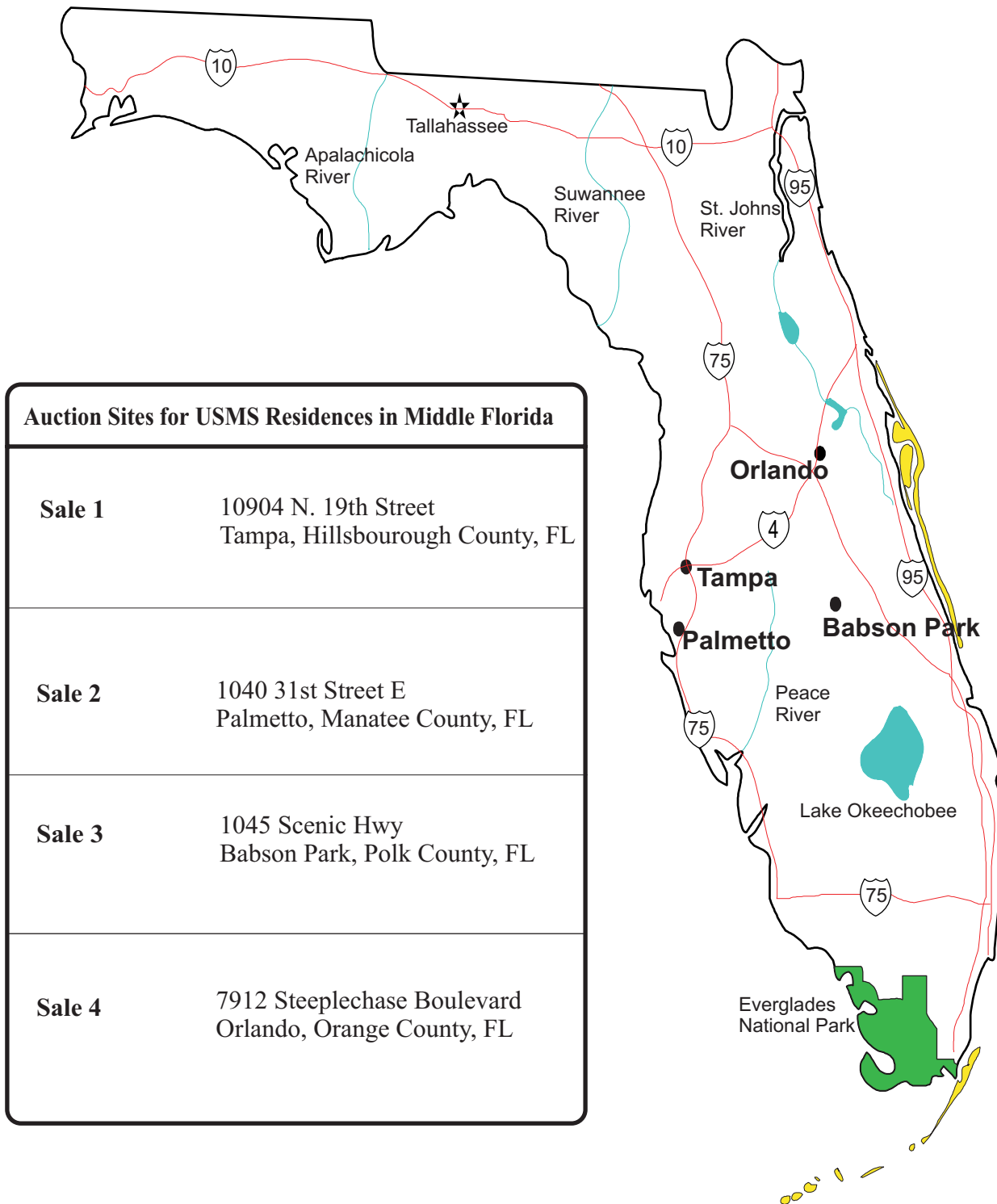
9 Middle Florida Residences

*Tampa • Palmetto • Winter Haven • Sanford
Lake Wales • Babson Park • Casselberry • Orlando*

GSA

U.S. General Services Administration
Office of Property Disposal

Map of Florida and the 4 Auction Locations



SALE #1

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
10904 N. 19th Street
Tampa, FL 33612
4-J-FL-1182**

Public Auction:

Date/Time

Tuesday, January 29, 2002 @ 11:00 AM

Auction Site

On Site

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Monday, December 17, 2001 from 2:00 PM - 5:00 PM
Monday, January 7, 2002 from 2:00 PM - 5:00 PM
Monday, January 28, 2002 from 2:00 PM - 5:00 PM

Site

The residence is located in a suburban area of Tampa and consists of 2,124 square feet of living area with a living room, dining room, kitchen, 4 bedrooms, 3 baths, a fireplace, central heating and cooling, an open porch, one-car garage (unfinished). The foundation is concrete, the exterior walls are CBS, combo windows with screens, and the roof surface is unfinished.

Directions

In Tampa, take Interstate 4 East, merge onto Interstate 275 North. Take the SR-582/Fowler Ave. exit (Exit Number 34). Keep right at the fork in the ramp. Merge onto E. Fowler Avenue. Turn right onto N. 22nd Street. Turn right onto E. 111th Avenue. Turn left onto N. 21st Street. The property is located at the end of N. 21st Street on the corner.

SALE #2

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
1040 31st Street E
Palmetto, FL 34221
4-J-FL-1184**

Public Auction:

Date/Time

Wednesday, January 30, 2002 @ 11:00 AM

Auction Site

On site

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Tuesday, December 18, 2001 from 11:00 AM - 3:00 PM
Tuesday, January 8, 2002 from 11:00 AM - 3:00 PM
Tuesday, January 29, 2002 from 11:00 AM - 3:00 PM

Site

The residence is located in a suburban area of Palmetto and consists of 2,098 square feet of gross living area with a living room, dining room, kitchen, 2 dens, 3 bedrooms, 2 baths, central heating and cooling, an open porch, two-car garage. The foundation is concrete, the exterior walls are CBS, single hung windows with screens, and an asphalt roof.

Directions

In Palmetto, take US-19 S, exit #2, towards Palmetto/Bradenton. Keep left at the fork in the ramp. Merge onto US-19 S. Take US-19 S to US-41 S/Palmetto. Turn left onto 17th Street. Turn left onto US-41 N. Turn right on 3rd Avenue E, then right onto 25th St. Turn left onto 4th Avenue E. Turn right onto 25th Street E. Turn left on 9th Avenue Drive E. Turn right onto 31st Street E. Property is located on the left.

SALE #3

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
1045 Scenic Hwy
Babson Park, FL 33827
4-J-FL-1188**

Public Auction:

Date/Time

Thursday, January 31, 2002 @ 11:00 AM

Auction Site

On-Site

Bid Deposit

\$10,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Wednesday, December 19, 2001 from 2:00 PM - 5:00 PM
Wednesday, January 9, 2002 from 2:00 PM - 5:00 PM
Wednesday, January 30, 2002 from 2:00 PM - 5:00 PM

Site

The residence is located on Scenic Road in Babson Park. This is a 2-story house and consists of 2,526 gross square feet of living area with a living room, a dining room, kitchen, recreation room, 3 bedrooms, 3 bathrooms, laundry area, central heating/cooling, ceiling fans, 2 car garage, fireplace, 2 covered entry/covered porches. The foundation is concrete, CB/Stucco walls, CompShin roof, AlumShun windows.

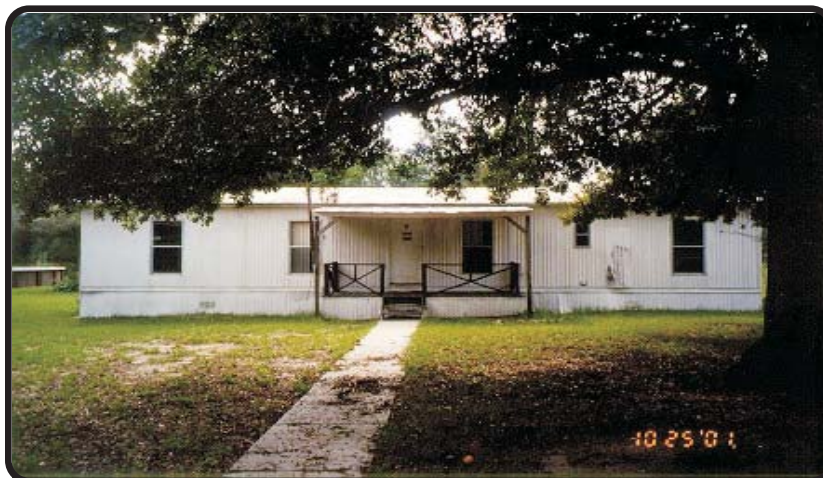
Directions

In Lake Wales, take SR 17 (ALT 27), which becomes Scenic Hwy for 5 to 8 miles. Property is located directly across from the American Bank Trust on the left.

SALE #3

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
5306 Fairmont Road
Lake Wales, FL 33853
4-J-FL-1189**

Public Auction:

Date/Time

Thursday, January 31, 2002 @ 11:00 AM

Auction Site

1045 Scenic Hwy
Babson Park, Polk County, Florida

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Wednesday, December 19, 2001 from 2:00 PM - 5:00 PM
Wednesday, January 9, 2002 from 2:00 PM - 5:00 PM
Wednesday, January 30, 2002 from 2:00 PM - 5:00 PM

Site

The residence is located in Lake Wales/Rural Conservation Area and consists of 1,248 gross square feet of living area with a living room, a dining room, kitchen, 3 bedrooms, 2 baths, laundry area, no central heating or cooling, detached garages, wooden deck/screened-in porch entry. The foundation is PierBeam; the exterior walls are RibALum, metal roof, AlumSH windows.

Directions

In Winter Haven, take FL-60 E. Turn left to take US-27 N (Haines City). Take a left onto Buck Moore. Turn right on Burns Avenue, which becomes Master Piece Road. Turn right on SR 17 (ALT 27). Take a right on Tindel Camp Road. Take a right on Fairmont Road. Property is on the left.

SALE #3

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
115 Cavalier Rd.
Winter Haven, FL 33880
4-J-FL-1186**

Public Auction:

Date/Time

Thursday, January 31, 2002 @ 11:00 AM

Auction Site

1045 Scenic Hwy
Babson Park, Polk County, Florida

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Wednesday, December 19, 2001 from 10:00 AM - 1:00 PM
Wednesday, January 9, 2002 from 10:00 AM - 1:00 PM
Wednesday, January 30, 2002 from 10:00 AM - 1:00 PM

Site

The residence is located in a suburban area of Winter Haven, and consists of 1,874 gross square feet of living area with a living room, kitchen, 4 bedrooms, 2 baths, a utility room, no heating and cooling, screen porch/patio. The foundation is concrete; the exterior walls are CB/Stucco, alum SH, the roof is comp shingle.

Directions

In Bartow, take US 98 exit, exit number 10, towards Lakeland/Bartow. Turn right onto US 98 S. Turn left on FL-60 ALT East (Business). Stay straight to go to US-17. Take a right on Main Street. Take a left onto Rifle Range Road. Then take a left onto Cavalier Road. Property is located on the right.

SALE #4

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
7912 Steeplechase Blvd.
Orlando, FL 32818
4-J-FL-1192**

Public Auction:

Date/Time

Friday, February 1, 2002 @ 11:00 AM

Auction Site

On-Site

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Thursday, December 20, 2001 from 10:00 AM - 1:00 PM
Thursday, January 10, 2002 from 10:00 AM - 1:00 PM
Thursday, January 31, 2002 from 10:00 AM - 1:00 PM

Site

The residence is located on Steeplechase Boulevard in Orlando. The site consists of 1-acre of land. This is a Ranch style house which consists of 2,268 gross square feet of living area, a foyer, a living room, a dining room, kitchen, family room, 3 bedrooms, 2 baths, central heating/cooling, ceiling fans, 2 car garage, Fireplace, screened porch. The foundation is concrete/block, Exterior Walls (CB-BrickVenr), Roof Surface (Comp Shingle), Windows (SH-Aluminum).

Directions

In Orlando, take FL436N, take the SR-408 toll to Downtown/Orlando. Merge onto E West Expressway, then take the Hiawasse Road Exit, Exit #4. Turn right on N Hiawasse Rd. Take left onto Silver Star Road/FL438. Take a right on N Apopka Vineland Road. Turn right onto Steeplechase Rd. into the Steeplechase Subdivision. The property is located on the right.

SALE #4

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
369 Diane Circle
Casselberry, FL 32707
4-J-FL-1191**

Public Auction:

Date/Time

Friday, February 1, 2002 @ 11:00 AM

Auction Site

7912 Steeplechase Blvd.
Orlando, Orange County, Florida

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Thursday, December 20, 2001 from 10:00 AM - 1:00 PM
Thursday, January 10, 2002 from 10:00 AM - 1:00 PM
Thursday, January 31, 2002 from 10:00 AM - 1:00 PM

Site

The residence is located within the city limits of Casselberry, FL. This is a ranch style single-family house which consists of 1,655 gross square feet of living area with foyer area, living room, dining area, kitchen, family room, 3 bedrooms, 2 bath rooms, laundry room, central heating/cooling, 2 car garage, open patio. The foundation is concrete block, exterior walls (stone/block/siding), roof (comp shingles), S.H. Alum windows, etc.

Directions

In Altamonte Springs, take I-4 E to Exit #48 Casselberry, take a right off the exit onto SR 436, then take a left onto US-17/92 N, turn right onto Button Road, then turn right onto Seminola Blvd.; then take a right onto Diane Circle (across the median). The property is located on the right.

SALE #4

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
901 S. Persimmon Ave.
Sanford, FL 32771
4-J-FL-1185**

Public Auction:

Date/Time

Friday, February 1, 2002 @ 11:00 AM

Auction Site

7912 Steeplechase Blvd.
Orlando, Orange County, FL 32818

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself (to be endorsed to the US Marshals Service).

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Thursday, December 20, 2001 from 2:00 PM - 5:00 PM
Thursday, January 10, 2002 from 2:00 PM - 5:00 PM
Thursday, January 31, 2002 from 2:00 PM - 5:00 PM

Site

The residence is located in a suburban area of Sanford, and consists of 3,352 gross square feet of living area with a living room, dining room, eat-in kitchen, 3 bedrooms, 3 ½ baths, laundry area, no heating and cooling, entry porch, 2 small patios, 2-car garage attached and chain link fence. The foundation is concrete; the exterior walls are CB/Stucco, alum screens, the roof is comp shingle.

Directions

In Sanford, take SR46 exit, exit number 51, towards Sanford/Mt. Dora. Turn right onto W 1st Street. Turn right onto Persimmon Avenue and go over the railroad tracks. Property is on the left.

SALE #4

INVITATION FOR BIDS

U.S. Government Property



**USMS Residence
815 Orange Ave.
Sanford, FL 32771
4-J-FL-1187**

Public Auction:

Date/Time

Friday, February 1, 2002 @ 11:00 AM

Auction Site

7912 Steeplechase Blvd.
Orlando, Orange County, FL 32818

Bid Deposit

\$5,000 in certified funds or cashier's check payable to yourself, to be endorsed to the US Marshals Service.

Terms

All cash, As-is. Balance Due in 30 days from acceptance of the bid.

Open House

A GSA representative will be on site:
Thursday, December 20, 2001 from 2:00 PM - 5:00 PM
Thursday, January 10, 2002 from 2:00 PM - 5:00 PM
Thursday, January 31, 2002 from 2:00 PM - 5:00 PM

Site

The residence is located in a suburban area of Sanford, and consists of 893 gross square feet of living area with a living room, eat-in kitchen, 2 bedrooms, 1 bath, laundry area, central electric heating and cooling, porch entry. The foundation is concrete; the exterior walls are average siding, single hung windows, alum screens, the roof is comp shingle.

Directions

In Sanford, take S French Avenue/US-17 92/US92. Turn left onto W 8th Street, which becomes E 8th Street. Turn right onto Orange Avenue. Property is on the left.

Terms of Sale

1. BID DEPOSIT

On the date set for the auction, each prospective bidder at the sale will be required to register. **Each prospective bidder shall be required to possess and exhibit on request a separate bid deposit for each property bid upon in the form of a certified or cashier's check made payable to yourself to be endorsed to the U.S. Marshals Service.**

2. BID FORM (Offer To Purchase)

The qualified bidder submitting the highest bid at the public auction will be required to complete and execute, in duplicate, the Offer To Purchase, and all information and certifications called for thereon must be furnished.

3. BID EXECUTED ON BEHALF OF BIDDER

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

4. CONTINUING OFFERS

The high bid received shall be deemed to be a continuing offer after the date of the auction for 30 calendar days, unless the bid is accepted or rejected by the Government before the expiration of the specified number of calendar days or the consent of the bidder shall have been obtained prior to such expiration.

5. DELAYED CLOSING

The successful bidder will pay interest on the outstanding balance of the purchase price if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the successful bidder's actions and not by fault of the Government. This rate to be computed is based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H. 15" plus 1 1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of acceptance of the bid by the Government.

6. DESCRIPTION AND CONDITION OF PROPERTY

The description of the property and any other information provided with respect to said property are based on information available to the GSA sales office and are believed to be correct, including any information available to the agency having custody over the property, but any error or omission shall not constitute grounds for nonperformance of the contract sale, or claim by Purchaser for allowance, refund, or deduction from the purchase price.

The property will be sold subject to all existing easements for public roads, highways, railroads, electrical lines, pipelines, drainage, and public utilities.

The property is offered for sale and will be sold "AS IS" and "WHERE IS" without representation, warranty, or guarantee as to quantity, quality, title, character, condition, size, or kind, or that same is in condition or fit to be used for the purpose for which intended, and no claim for allowance or deduction upon such grounds will be considered.

INSPECTION OF THE PROPERTY IS THE RESPONSIBILITY OF THE PURCHASER.

7. ACCEPTANCE OR REJECTION OF BID

Notice by the Government of acceptance or rejection of a bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the address indicated in the Offer to Purchase.

THE GOVERNMENT'S PROCESSING OF A BID DEPOSIT SHALL NOT, IN ITSELF, CONSTITUTE ACCEPTANCE OF A BIDDER'S OFFER. THE GOVERNMENT RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS OR PORTIONS THEREOF.

8. CONTRACT

The Invitation for Bid(s) and Offer to Purchase, when accepted by the Government, shall constitute an agreement for sale between the successful bidder and the Government. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer unless modified in writing and signed by both

parties. No oral statements or representation made by, for, or on behalf of either party shall be a part of such contract. Nor shall the contract, or any interest therein, be transferred or assigned by the successful bidder without consent of the Government, and any assignment transaction without such consent shall be void.

9. TENDER OF PAYMENT AND DELIVERY OF INSTRUMENT OF CONVEYANCE

The successful bidder shall on a mutually agreeable date not later than 30 days after acceptance of the bid, or such longer period as may be agreed upon in writing, tender to the Government the balance of the purchase price.

Upon such tender being made by the successful bidder, the Government shall deliver the instrument(s) of conveyance.

10. TITLE AND TITLE EVIDENCE

Conveyance of the property to the successful bidder will be accomplished by a U.S. Marshal's Deed and, where appropriate, a Bill of Sale, in conformity with local law and practice. Any title evidence desired by the Purchaser shall be at Purchaser's sole cost and expense. If the Seller is unable to convey the title, it shall promptly refund Purchaser's deposit without interest, whereupon Seller will be relieved of any further liability under this contract.

11. TAXES, SPECIAL ASSESSMENTS, AND ADJUSTMENTS

Any taxes, special assessments, maintenance and protection cost, rents or utilities shall be prorated as of the date of conveyance. Closing costs and recordation of fees are the responsibility of the Purchaser.

12. RISK OF LOSS

As of the date of conveyance, the successful bidder shall assume responsibility for care and handling and all risks of loss or damage to the property.

13. DEFAULT

In the event the Purchaser fails to consummate the transaction, the bid deposit may be retained as liquidated damages.

14. WAIVER OF INFORMALITIES

The Government may, at its election, waive any minor informality or irregularity in bids received.

15. DOJ EMPLOYEE

No DOJ Employee shall purchase, either directly or indirectly through an agent or intermediary, any property that has been forfeited to the Government and offered for sale by DOJ or its agents. No employee shall use such forfeited property if it was purchased independently by a spouse or dependent child. These prohibitions may, upon request, be waived in writing by the head of the employee's division.

16. OFFICIALS NOT TO BENEFIT

No member of or delegate to the Congress, or resident commissioner, shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit.

17. SPECIAL TERMS AND CONDITIONS

Title 18 U.S.C. Section 1963(G) and 21 U.S.C. Section 853(h) of the Comprehensive Crime Control Act of 1984 prohibit the United States Government from reverting forfeited property to the defendant(s) convicted of a violation under 18 U.S.C. Section 1962 or 21 U.S.C. Section 841 et seq., or to any person acting in concert with, or on behalf, of such defendant(s). The high bidder will be required to certify they are not acting in concert with any defendant(s).

18. PROPERTY MAY BE WITHDRAWN FROM SALE AT ANY TIME.

19. LEAD -BASED PAINT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Offer To Purchase Government Real Property

PUBLIC AUCTION

Offer To Purchase Government Real Property To Be Completed By The Highest Bidder Only

This offer is subject to the procedures, terms and conditions of the "Invitation For Bids" which is incorporated herein by reference. The undersigned bidder hereby offers and agrees, if this bid is accepted within thirty calendar days after the date of the auction, to purchase the property described as:

9 Middle Florida Residences

*Tampa • Palmetto • Winter Haven • Sanford
Lake Wales • Babson Park • Casselberry • Orlando*

Amount of Bid: _____ Bid Deposit: _____ received day of sale.

The instrument(s) of conveyance should name the following Grantee(s):

Bidder is: (check one) ☐ Individual ☐ Partnership ☐ A Trustee ☐ A Corporation

Name: _____

Street: _____

City: _____ State: _____ Zip: _____

Telephone: () _____

Signature: _____

Signer's Name & Title (type or print): _____

Certificate Of Corporate Bidder

I, _____ certify that I am

(Secretary or other Official Title) of the Corporation named as bidder herein,
that _____ who signed this Offer To Purchase on behalf of the
(Name) bidder was then _____ of said Corporation; that said
(Official Title)

Offer To Purchase was duly signed for and on behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

(Signature of Certifying Officer/Secretary)

(Signature of President/Vice-President)

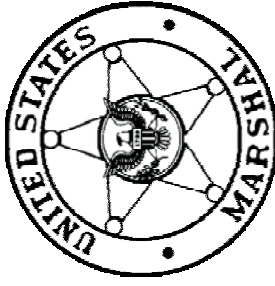
CORPORATE SEAL

U.S. General Services Administration
PBS, Property Disposal Division (4PR)
401 West Peachtree Street, Suite 2528
Atlanta, Georgia 30308-2550
Official Business
Penalty for Private Use, \$300

PUBLIC AUCTION

9 Middle Florida Residences

*Tampa • Palmetto • Winter Haven • Sanford
Lake Wales • Babson Park • Casselberry • Orlando*



*For additional information, please call
Elizabeth Scott (404) 331-9611 or Shontise Mangham (404) 331-2721*

*For information and pictures, please check the Property Disposal
website on the Internet at <http://propertydisposal.gsa.gov/property>*